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| Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number DAMON G. SALTZBURG, State Bar No. 162148 SALTZBURG, RAY & BERGMAN, LLP 12121 Wilshire Boulevard Suite 600 Los Angeles, California 90025 (310) 481-6700 | RECEIVED FOR COURT USE ONLY 03 JUL 18 PM 2:49 CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA |
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA | BY _____ DEPUTY CLERK |
| In re: KIM LOAN NGUYEN, Debtor(s). | CASE NO.: LA 02-35519-TD |

NOTICE OF SALE OF ESTATE PROPERTY

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| Sale Date: August 13, 2003 | Time: 10:30 A.M. |
| Location: COURTROOM 1345, 255 E. TEMPLE ST., LOS ANGELES, CALIFORNIA 90012 | |

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: July 30, 2003

Description of Property to be Sold: Single Family Residence located at 8809 Ramona Street, Bellflower, California 90706

Terms and Conditions of Sale: As-is, where-is basis. No warranties or representations of any kind as to the condition of the Property. All Cash. Financing is Not contingency.

Proposed Sale Price: \$405,001.00

Overbid Procedure (If Any): First acceptable overbid is \$409,000.00. Subsequent overbids at increments of at least \$3,000.00.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Damon G. Saltzburg, Esq.

Saltzburg, Ray & Bergman, LLP

12121 Wilshire Boulevard, Suite 600

Los Angeles, CA 90025

(310) 481-6700 Fax: (310) 481-6720

Date: July 17, 2003